

013.0

0007

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

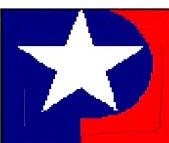
Total Card / Total Parcel

USE VALUE:

1,049,200 / 1,049,200

ASSESSED:

1,049,200 / 1,049,200


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
110		LAKE ST, ARLINGTON

Legal Description		User Acct
		10641
		GIS Ref
		GIS Ref
		Insp Date
		04/18/18

OWNERSHIP

Unit #:

Owner 1: ZUCCO NANCY L	
Owner 2:	
Owner 3:	

Street 1: 110 LAKE ST	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: LEOTSAKOS THEODORE M -	
Owner 2: ZUCCO NANCY L -	
Street 1: 110 LAKE ST	
Twn/Cty: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2712 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R2	TWO FAMIL	100	water	

Sewer	
Electri	

Census:	Exempt
Flood Haz:	

Topo	
Street	

Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	5500	Sq. Ft.	Site	0	80.	0.96	1				Med. Tr	-10					421,201						421,200	

Total AC/Ha: 0.12626

Total SF/SM: 5500

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 421,201

Spl Credit

Total: 421,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Good											
Sty Ht:	2T - 2 & 3/4 Sty			A Bath:	1	Rating:	Very Good											
(Liv) Units:	3	Total: 3		3/4 Bath:		Rating:												
Foundation:	2 - Conc. Block			A 3QBth:		Rating:												
Frame:	1 - Wood			1/2 Bath:		Rating:												
Prime Wall:	4 - Vinyl			A HBth:		Rating:												
Sec Wall:		%		OthrFix:		Rating:												
Roof Struct:	1 - Gable			OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good											
Color:	GRAY			A Kits:	1	Rating:	Average											
View / Desir:				Fpl:	2	Rating:	Average											
GENERAL INFORMATION				WSFlue:		Rating:												
Grade:	C - Average			CONDOS INFORMATION														
Year Blt:	1927	Eff Yr Blt:		Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct:	G10	Fact:		Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wal	2 - Plaster			Functional:			%	Interior:		1	5	2						
Sec Int Wall:		%		Economic:			%	Additions:		1	9	4						
Partition:	T - Typical			Special:			%	Kitchen:										
Prim Floors:	3 - Hardwood			Override:			%	Baths:										
Sec Floors:		%		Total:	18.6	%		Plumbing:										
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ:	180.00	COMPARABLE SALES				Heating:								
Bsmnt Gar:				Size Adj.: 0.95268083		Rate	Parcel ID	Typ	Date	Sale Price	General:							
Electric:	3 - Typical			Const Adj.: 0.98000199														
Insulation:	2 - Typical			Adj \$ / SQ: 168.053														
Int vs Ext:	S			Other Features: 148000														
Heat Fuel:	2 - Gas			Grade Factor: 1.00														
Heat Type:	5 - Steam			NBHD Inf: 1.00000000														
# Heat Sys:	2			NBHD Mod:														
% Heated:	100	% AC:		LUC Factor: 1.00														
Solar HW:	NO	Central Vac: NO		Adj Total: 765899														
% Com Wal		% Sprinkled		Depreciation: 142457														
				Deprecated Total: 623441														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:										
Make:																		
Model:																		
Serial #:																		
Year:																		
Color:																		
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 013.0-0007-0011.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	19X18	A	AV	1927	22.31	T	40	104			4,600		4,600	
More: N				Total Yard Items:				4,600	Total Special Features:								Total:	4,600
IMAGE																		
AssessPro Patriot Properties, Inc																		